

Ceres Gleann ARC Meeting Minutes  
Ceres Gleann Community Center  
June 19, 2024  
3:00 p.m.

Members Present:

Rhonda Armes  
Mary Ann Breitbach  
Dick Burnett  
Helen McCleery  
Deb Moyer  
Cindy Scott  
Norm Stephens

Quorum of the committee was present: Yes

Minutes of Meeting: May 15, 2024: approved

Board Liaison Present: Jack Carlisle

Homeowners present: 8

Applications Approved:

Chitwood, 2167 SE Magnolia Ave, Replace roof and gutters

Heather, 737 Glendover Lane, Repaint same colors

Hauge, 2153 SE Magnolia Ave, Roof and gutter replacement

Stewart, 761 SE Lynchet Lane, Replace fence

Emailed Question, Not an Application, regarding a fence material  
Parks, 734 Gleann Creek Lane

Deb Moyer moved to ask homeowner Rick Hendriks to ask for an application, retroactively, for his installed gate. The motion was seconded. Motion approved. Rhonda emailed request to the neighbor to submit a retroactive application for his gate by July 17

URGENT APPLICATION, approved prior to this meeting

Tallman, 2003 SE Magnolia Ave, New Roof-30-year architectural shingle, ridge cap: color black  
Approved: June 1-2, 2024

Resident Complaint: a complaint received regarding a flag in a homeowner's front yard. Homeowner voluntarily removed flag. No further action needed.

- a. Moving Containers/Pods in Driveway:
- b. a. The city allows 72 hours if parked on street then requires a permit to extend.
- c. b. Deb Moyer moved to allow 7 days in a homeowner's driveway. It is restricted to homeowners only, incoming/outgoing. Helen seconded. Motion passed: 6 for, 1 against.
- d. c. Any extensions will be determined on a case-by-case basis.

Paint Palette:

- a. Should we review the paint palette at this time?
  - a. Discussion included: Homeowners are asking for the review as they want more color options, taking time as needed for the review.
  - b. Deb moved to review the current paint palette. Helen seconded the motion. Motion was approved.
- b. What are our goals for a review?
  - a. To ensure homes in the Community complement each other, creating visual harmony and an appealing and cohesive look.
  - b. Deb Moyer moved to approve the goal statement. Helen seconded. Motion approved.
- c. What will be the process for the review?
  - a. Discussion regarding color choice is, to a certain extent, subjective. *The committee has final approval/denial right.*
  - b. Committee wants to hear from the homeowners.
  - c. Use current paint palette as basis (Sherwin Williams paint palette, use 'Neutral' and 'Timeless' palettes).
  - d. Discussion: use same 'grouping' or 'family' of colors if possible. 4 boards of color groups were displayed. The palettes displayed are from another HOA. These would serve as color options to be considered.
  - e. Deb will check with CFC to get permission to have display in Community Center.
  - f. There are color groups:
    - i. Trim
    - ii. Trim and Accent
    - iii. Trim, Accent, Body.
  - g. Also want to review the LRV-'Light Reflectance Values'. This is how light or dark a color is.
  - h. Suggested LRV for trim is greater than +>80, body and trim 18-79, accent and trim - <17.
  - i. Deb Moyer moved to go forward with review process. Motion was seconded. Motion approved.
- d. Community Input
  - a. Ask homeowners to submit their desired colors that aren't on the palette and include the Sherwin Williams color number for each category (i.e. body)
  - b. No colors will be 'grandfathered'. When a house is repainted, the colors will need to be from the current approved palette. However, a homeowner can submit their existing color to be considered to be added.

June Newsletter Article: reviewed and approved. Sent to have inserted into Community Newsletter

Last minute Agenda items: none

Next Monthly Meeting: third Wednesday of each month: July 17, 2024 at 3:00 pm at the Ceres Gleann Community Center, open to the public

Meeting Adjourned at 4:19 pm

Respectfully submitted,  
Cindy Scott, Secretary